



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2229350**

**Calgary, Alberta**



**\$99,900**

**Division:** Calgary  
**Type:** Retail  
**Bus. Type:** Liquor Store  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,500 sq.ft.  
**Zoning:** -

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	All Asset and Improvements		

Great opportunity to acquire a profitable downtown liquor store with over \$700,000 in annual sales and approximately \$190,000 in inventory. Located in a bustling, high-visibility area with strong foot traffic and dense residential and commercial surroundings, this store serves a loyal and diverse customer base. The business is well-established, easy to manage, and offers growth potential for an owner-operator or investor. With solid margins and a curated selection of popular and premium products, this is an ideal entry point or strategic addition to an existing liquor portfolio. Inventory is excluded from the sale price.